FORM 4

UNITED STATES SECURITIES AND EXCHANGE COMMISSION

Washington, D.C. 20549

STATEMENT OF CHANGES IN BENEFICIAL OWNERSHIP

OMB APPROVAL									
OMB Number:	3235-028								
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Check this box if no longer subject to
Section 16. Form 4 or Form 5
obligations may continue. See
Instruction 1(b).

Filed pursuant to Section 16(a) of the Securities Exchange Act of 1934 or Section 30(h) of the Investment Company Act of 1940

1. Name and Address of Reporting Person* STONEY JANICE D																elationship eck all app	,	g Pers	son(s) to Iss		
(Last) (First) (Middle) 1314 DOUGLAS ON-THE-MALL					3. Date of Earliest Transaction (Month/Day/Year) 03/29/2004											r (give title)		Other (s below)	specify		
SUITE 1500						4. If Amendment, Date of Original Filed (Month/Day/Year)										6. Individual or Joint/Group Filing (Check Applicable					
(Street)	N.	E (68102												Line	X Form	filed by One filed by Mor		Ü		
(City)	(S	tate)	(Zip)																		
		Tab	le I - Nor	n-Deriv	ative	Sec	curiti	es Ac	cqui	ired, D	ispo	osed o	of, or E	ene	ficial	ly Owne	d				
1. Title of Security (Instr. 3) 2. Transac Date (Month/Date)					ar) E	2A. Deemed Execution Date, if any (Month/Day/Yea		Code (Instr.							Benefic Owned	ies ially Following	Form (D) or	: Direct r Indirect str. 4)	7. Nature of Indirect Beneficial Ownership		
										Code	, ,	Amount	(A)	or	Price		ed ction(s) 3 and 4)			(Instr. 4)	
		Т	able II -	Derivat (e.g., p												Owned					
1. Title of Derivative Security (Instr. 3)	2. Conversion or Exercise Price of Derivative Security	3. Transaction Date (Month/Day/Year)	3A. Deeme Execution if any (Month/Da	Date,	I. Fransaction Code (Instr. 3)				6. Date Exercisable Expiration Date (Month/Day/Year)			e and	and 7. Title and Amount of Securities Underlying Derivative Secu (Instr. 3 and 4)			8. Price of Derivative Security (Instr. 5)	9. Number of derivative Securities Beneficially Owned Following Reported Transaction (Instr. 4)	y	10. Ownership Form: Direct (D) or Indirect (I) (Instr. 4)	Beneficial Ownership (Instr. 4)	
					Code	v	(A)	(D)	Date Exe	e rcisable	Expi Date	piration te	Title	or Nu of	ımber						
Deferred Stock ⁽¹⁾	\$9.58	03/29/2004			J ⁽¹⁾		5		05/1	16/2013	05/1	.6/2013	Commo	1	5	\$9.58	4,590		D		

Explanation of Responses:

1. Represents shares acquired from dividend reinvestment of deferred shares for a dividend paid on March 29, 2004.

Remarks:

<u>Cher S. Lawrence, Attorney-in-</u> <u>Fact for Janice D. Stoney.</u>

** Signature of Reporting Person Date

Reminder: Report on a separate line for each class of securities beneficially owned directly or indirectly.

- * If the form is filed by more than one reporting person, see Instruction 4 (b)(v).
- ** Intentional misstatements or omissions of facts constitute Federal Criminal Violations See 18 U.S.C. 1001 and 15 U.S.C. 78ff(a).

Note: File three copies of this Form, one of which must be manually signed. If space is insufficient, see Instruction 6 for procedure.

Persons who respond to the collection of information contained in this form are not required to respond unless the form displays a currently valid OMB Number.